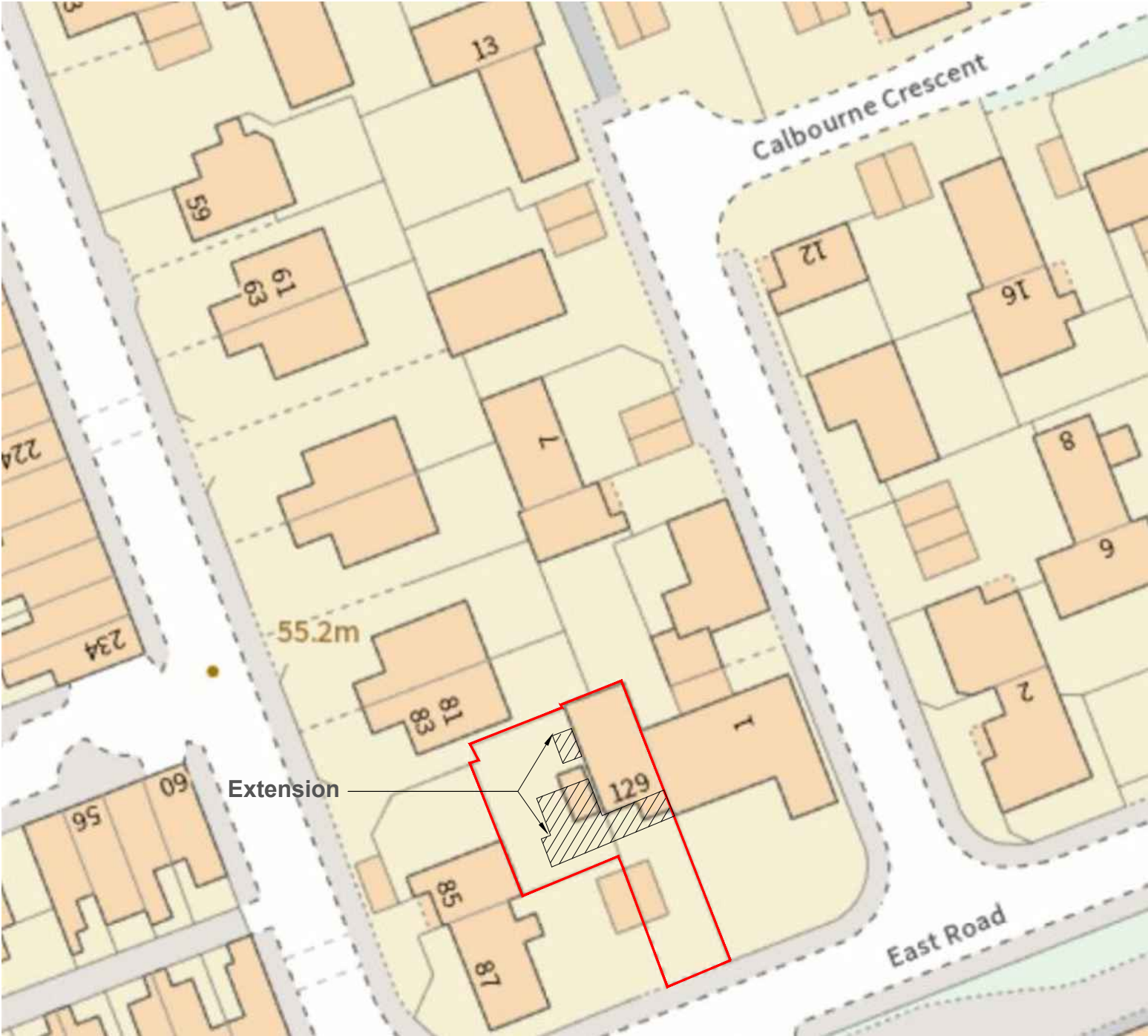
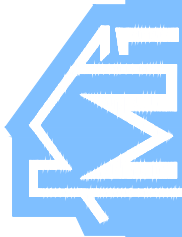


Location plan Scale 1:1250



Site Plan Scale 1:500



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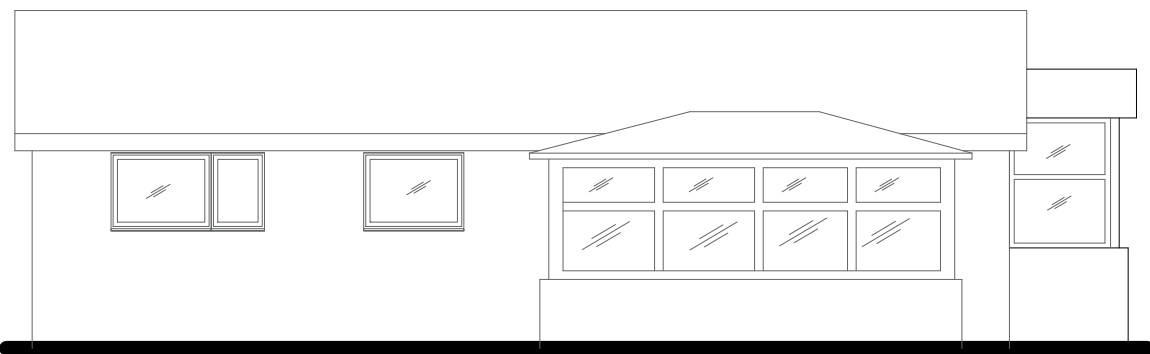
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Location & site plan

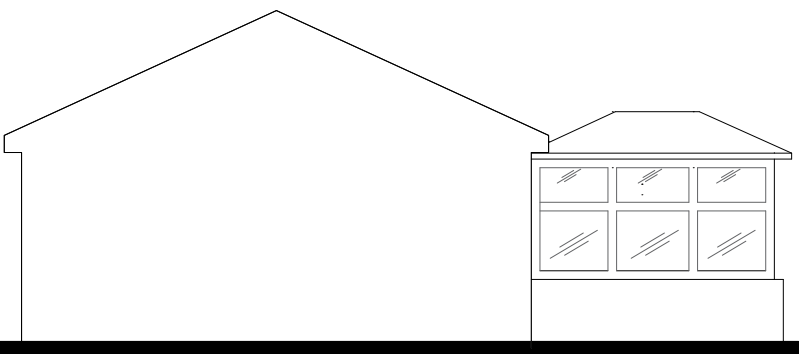
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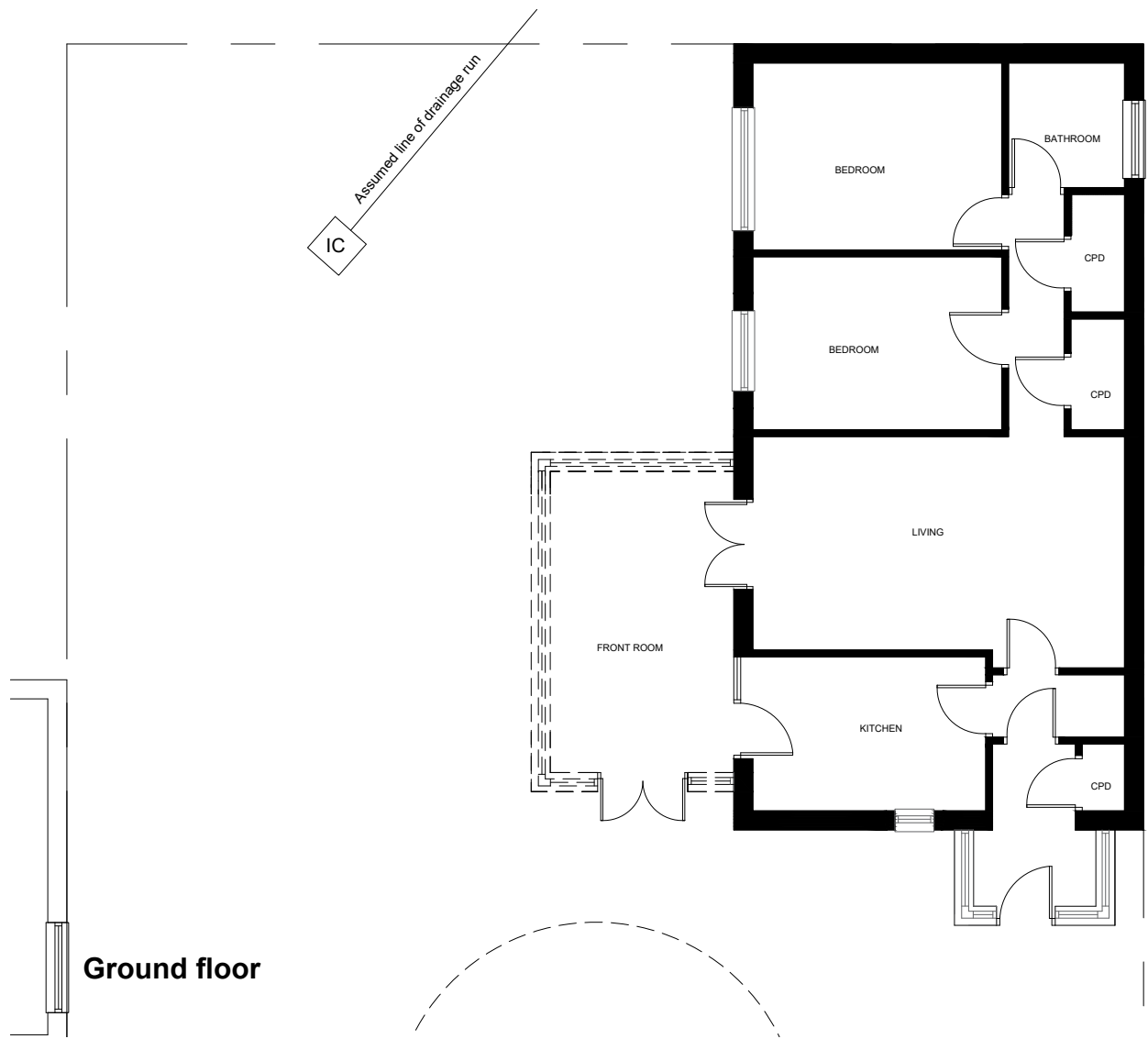
Front Elevation



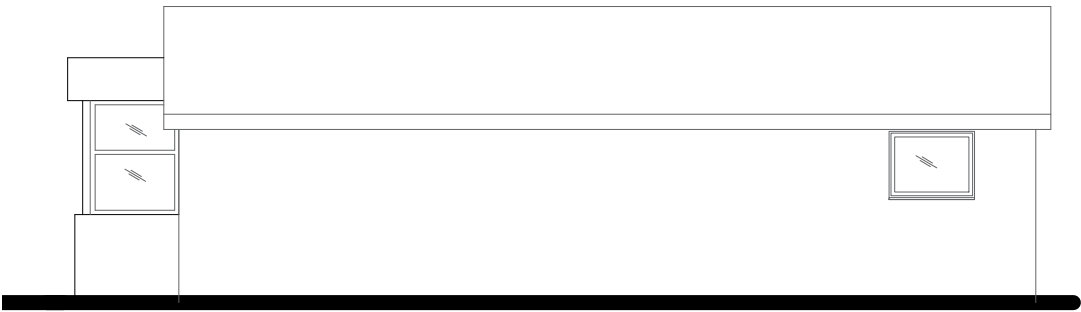
Side Elevation



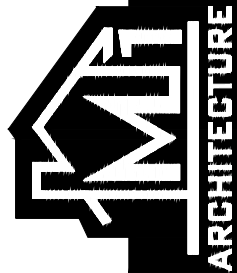
Rear Elevation

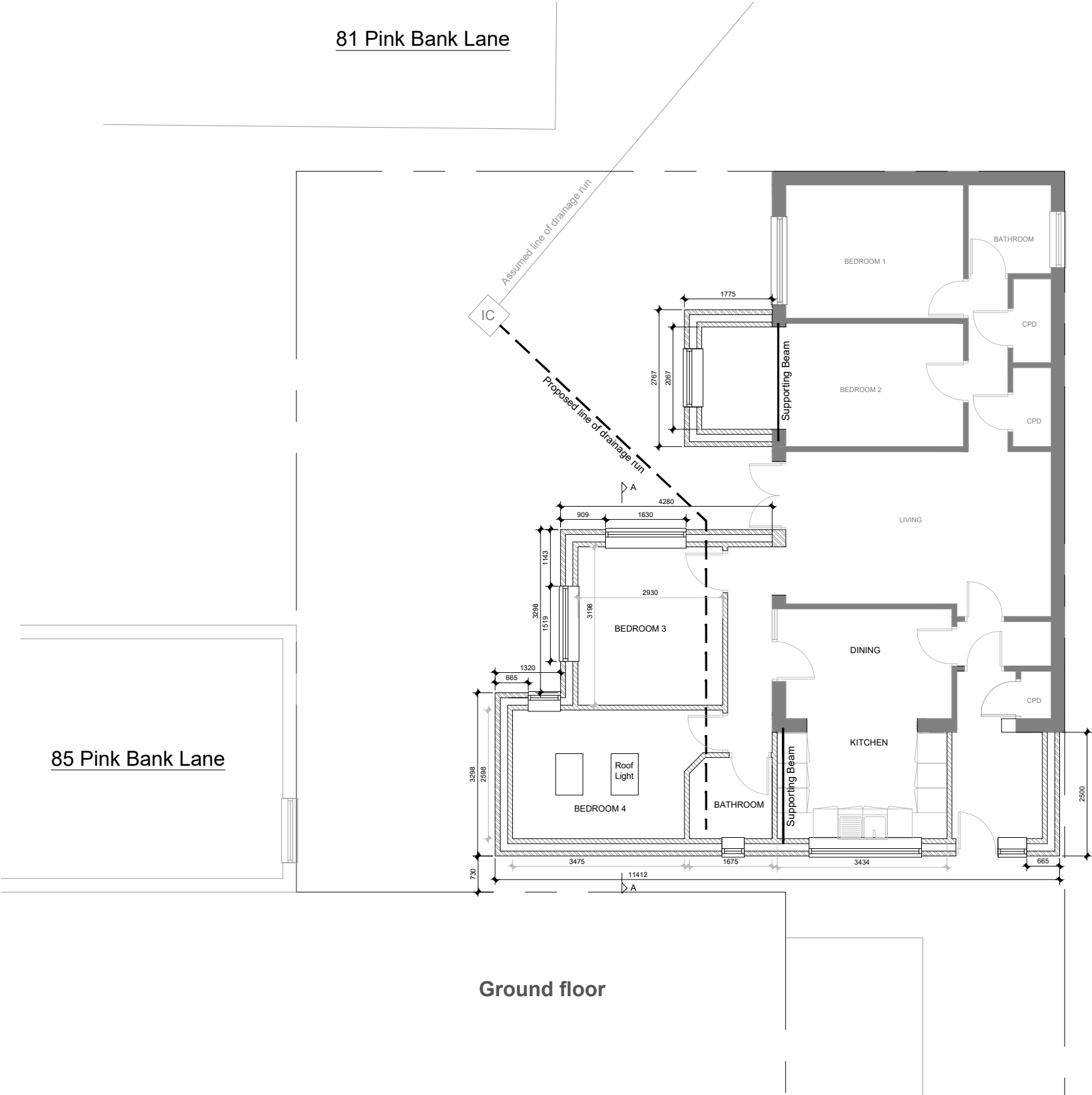


Ground floor



Side Elevation





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All dimensions are to be checked on site prior to construction, manufacture of any components and ordering of materials and equipment.

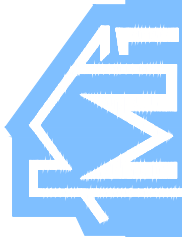
Any discrepancies are to be reported to the architects.

All materials and workmanship to be accordance with the current British Standards and codes of practice.

This drawing is to be read in conjunction with all relevant Architectural Structural Engineers, Mechanical Engineers, Electrical Engineers and Specialists drawings and specifications.

All drainage to be inspected and approved by building control.

Direction of Joists were not available during the survey therefore it is the responsibility of the contractor to check the existing structure and its mechanism of support.



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Floor Plans 1:100@A3
Proposed

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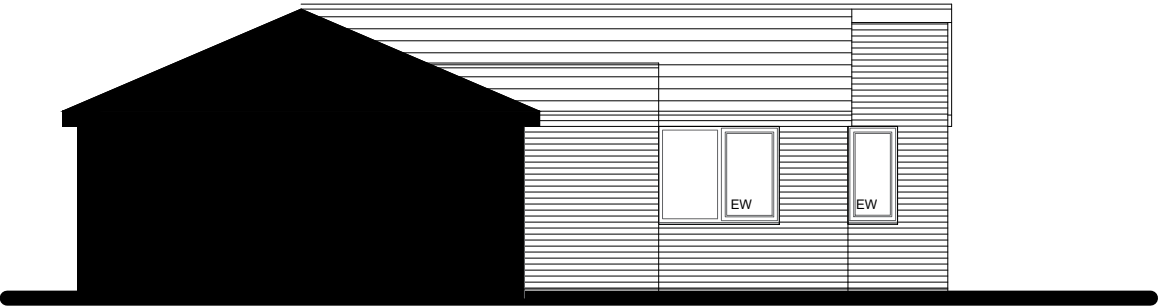
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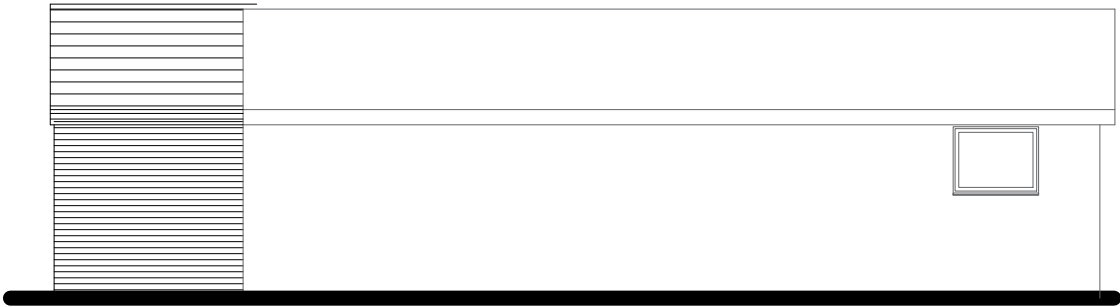
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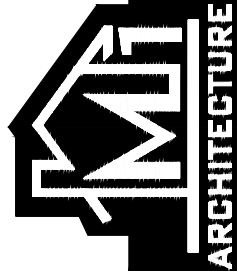
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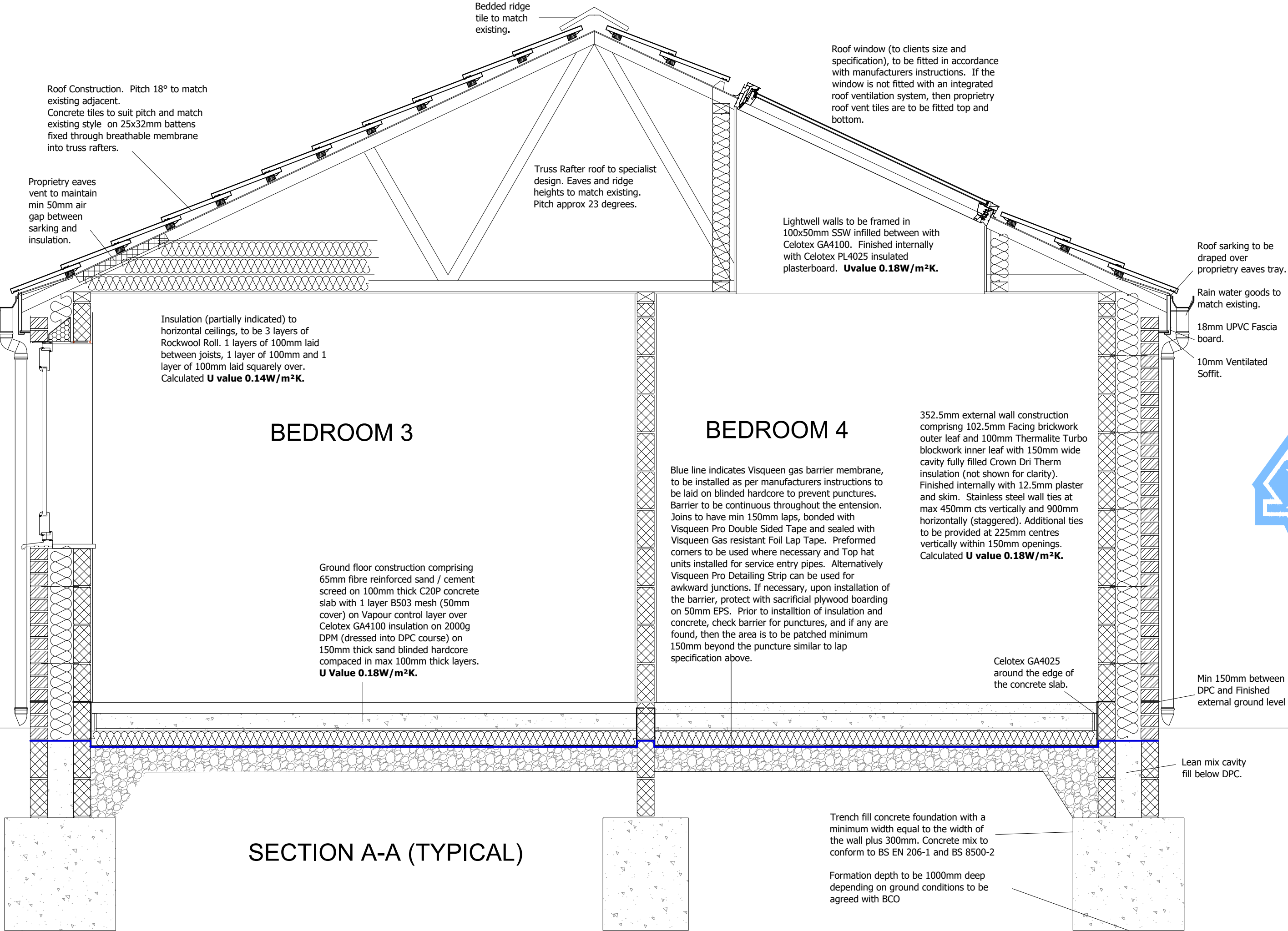


Rear Elevation



Side Elevation





DETAILS TO BE CONFIRMED AND APPROVED BY BUILDING CONTROL.

Details 1:20@A3
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06.

EXISTING TO NEW WALL

Cavities in new wall to be made continuous with existing, where possible, to ensure continuous weather break. If a continuous cavity cannot be achieved, where new walls abuts the existing walls provide a movement joint with vertical DPC. All tied into existing construction with suitable proprietary stainless steel profiles.

CAVITY BARRIERS

30 minute fire resistant cavity barriers to be provided around openings, at tops of walls, gable end walls, vertically at junctions with separating walls and horizontally at separating floors. Cavity trays to be provided over barriers where required. Trays and cavity barriers to be installed according to manufacturer's details.

MOVEMENT JOINTS

Movement joints to be provided at the following maximum spacing:
Clay brickwork - 12m.
Calcium silicate brick - 7.5-9m.
Lightweight concrete block - density not exceeding 1,500kg/m³ - 6m.
Dense concrete block - density exceeding 1,500kg/m³ – 7.5-9m.
Any masonry in a parapet wall (length to height ratio greater than 3:1) - half the above spacings and 1.5m from corners.
Movement joint widths for clay bricks to be not less than 1.3mm/m i.e. 12m - 16mm and for other masonry not less than 10mm.
Additional movement joints may be required where the aspect ratio of the wall (length :height) is more than 3:1.
Considerations to be given to BS EN 1996-1-2:2005 Eurocode 6. Design of masonry structure.

INTERNAL STUD PARTITIONS

100mm x 50mm softwood treated timbers studs at 400mm ctrs with 50 x 100mm head and sole plates and solid intermediate horizontal noggins at 1/3 height or 450mm c/cs. Provide min 10kg/m³ density acoustic soundproof quilt tightly packed (e.g.100mm Rockwool or Isowool mineral fibre sound insulation) in all voids the full depth of the stud. Partitions to be built off doubled up joists where partitions run parallel or provide noggins where at right angles, or to be built off DPC on thickened concrete slab if solid ground floor. Walls faced throughout with 12.5mm plasterboard with skim plaster finish. Plasterboard to be taped and jointed complete with beads and stops.

ELECTRICAL

All electrical work required to meet the requirements of Part P (electrical safety) must be designed, installed, inspected and tested by a Competent Person registered under a Competent Person Self Certification Scheme such as BRE certification Ltd, BSI, NICEIC Certification Services or Zurich Ltd. An appropriate BS7671 Electrical Installation Certificate is to be issued for the work by a person competent to do so. A copy of a certificate will be given to Building Control on completion.

HEATING

Extend all heating and hot water services from existing and provide new TRVs to radiators. Heating system to be designed, installed, tested and fully certified by a GAS SAFE registered specialist. All work to be in accordance with the Local Water Authorities bye laws, the Gas Safety (Installation and Use) Regulations 1998 and IEE Regulations.
The energy performance of the new components to be assessed. The results should be recorded and given to the building owner.
All accessible pipes to be insulated to the standards in Table 4.4 Approved Document L.

SMOKE DETECTION

Mains operated linked smoke alarm detection system to BS EN 14604 and BS 5839-6:2019 to at least a Grade D category LD3 standard and to be mains powered with battery back up. Smoke alarms should be sited so that there is a smoke alarm in the circulation space on all levels/ storeys and within 7.5m of the door to every habitable room. If ceiling mounted they should be 300mm from the walls and light fittings. Where the kitchen area is not separated from the stairway or circulation space by a door, there should be an interlinked heat detector in the kitchen.

ESCAPE WINDOWS

Provide emergency egress windows to any newly created first floor habitable rooms and ground floor inner rooms. Windows to have an unobstructed openable area that complies with:
- minimum height of 450mm and minimum width of 450mm.
- minimum area 0.33m².
- the bottom of the openable area should be not more than 1100mm above the floor.
The window should enable the person to reach a place free from danger from fire.

ROOF LIGHTS

Min U-value of 1.6 W/m²K.
Roof-lights to be double glazed with16mm argon gap and soft low-E glass. Window Energy Rating to be Band C or better. Roof lights to be fitted in accordance with manufacturer's instructions with rafters doubled up to sides and suitable flashings etc.

SAFETY GLAZING

All glazing in critical locations to be toughened or laminated safety glass to BS 6206, BS EN 14179 or BS EN ISO 12543-1 and Part K (Part N in Wales) of the current Building Regulations, i.e. within 1500mm above floor level in doors and side panels within 300mm of door opening and within 800mm above floor level in windows.

NEW AND REPLACEMENT WINDOWS

New and replacement windows to be double glazed with 16mm argon gap and soft coat low-E glass. Window Energy Rating to be Band C or better and to achieve U-value of 1.6 W/m²K. The door and window openings should be limited to 25% of the extension floor area plus the area of any existing openings covered by the extension.

NEW AND REPLACEMENT DOORS

New and replacement doors to achieve a U-Value of 1.80W/m²K. Glazed areas to be double glazed with 16mm argon gap and soft low-E glass. Glass to be toughened or laminated safety glass to BS 6206, BS EN 14179 or BS EN ISO 12543-1 and Part K (Part N in Wales) of the current Building Regulations.

EXTRACT FOR SHOWER ROOM

Provide mechanical extract ventilation to shower room ducted to external air capable of extracting at a rate of not less than 15 litres per second. Vent to be connected to light switch and to have 15 minute over run if no window in the room. Internal doors should be provided with a 10mm gap below the door to aid air circulation. Ventilation provision in accordance with the Domestic Ventilation Compliance Guide. Intermittent extract fans to BS EN 13141-4. All fixed mechanical ventilation systems, where they can be tested and adjusted, shall be commissioned and a commissioning notice given to the Building Control Body.

EXTRACT TO UTILITY ROOM

To utility room provide mechanical ventilation ducted to external air capable of extracting at a rate of 30 litres per second. Internal doors should be provided with a 10mm gap below the door to aid air circulation. Ventilation provision in accordance with the Domestic Ventilation Compliance Guide. Intermittent extract fans to BS EN 13141-4. All fixed mechanical ventilation systems, where they can be tested and adjusted, shall be commissioned and a commissioning notice given to the Building Control Body.

RAINWATER DRAINAGE

Rainwater goods to be Osma UPVC comprising 120 x 75 'Squareline' gutters discharging into linear drainage via 68mm diameter rainwater down pipes.
Note: Back inlet gullies to r.w.p's are to be provided with sealing plates (not open gratings).
The number and location of rainwater pipes provided have been designed to ensure that the maximum carrying capacity of the gutters and pipes as specified by the manufacturer are not exceeded.

Below ground drainage pipework sizes 110mm diameter Hepworth 'plastidrain'.
Pipes are to be laid in accurately levelled trench bases on 100mm minimum thickness of granular fill to BS EN 1401 bedding and backfilling to be used to be in accordance with Approved Document H Diagram 10(b) i.e. minimum 100mm granular bed and surround and selected backfill hand compacted to minimum 300mm above the crown of the pipe.
Where pipes pass through walls, a lintel is to be provided in the wall over the pipe, and 50mm clearance allowed all round for movement. The opening is to be masked on both sides with rigid sheet material to prevent entry of fill or vermin. Also the void around the pipe to be filled with compressible sealant to prevent entry of gas.
The location and siting of rodding eyes, access fittings, inspection chambers and manholes for clearing blockages are to comply with the recommendations as set out in Paragraph 2.46 to 2.54 and tables 11 - 14 inclusive to Approved Document H 2002 edition.

All manhole and inspection chambers to be constructed to comply with clause 13.4.3 of BS.8301, 1985.
Generally, 475mm diameter Hepworth polypropylene inspection chambers are to be used for invert depths up to 1 metre with Grade C cast iron covers to BS.497, Part 1.
300mm Hepworth polypropylene.

FINAL DISCHARGE OF FOUL AND STORM DRAINS:

All new foul drains are to have final discharge to the existing combined sewer connection.
Storm water drainage into open cell soakaway (where possible).

PLUMBING

Soil pipes and accessories to BS.4514, to be 110mm UPVC.
Where specified, proprietary, automatic air admittance valves complying with EN12380 to 110mm diameter stub stacks are to be used strictly in accordance with the products BBA Certificate, and located above the flood level of the highest connected appliance. The rest bend at the foot of soil stacks must have a radius of at least 275mm.
Waste pipe sizing generally as follows:
WC 100mm UPVC waste
Bath 40mm UPVC waste
Shower 40mm UPVC waste
Wash hand basin (single) 32mm UPVC waste
All points of discharge to the above ground foul drainage system are to be fitted with traps.
Generally, branch (waste) pipes are to be connected directly to soil stacks fitted with air admittance valves or soil and vent pipes with open vents. Branch pipes are not to be connected to a stack so as to cause cross flow in to another branch pipe. Opposed connections without swept entries to 100mm diameter stacks should be offset minimum 110mm for pipes up to 65mm diameter.
Unopposed connections may be at any position.

